

Sunnyvale Variance Justifications - Summary

Project Description

This project consists of two items

- 1) conversion of existing enclosed laundry room behind the carport to use as a den/study and a bathroom and
- 2) converting open patio in the center of the existing house area into a 4th bedroom

Justification

The current neighborhood consists of other homes with seemingly identical plans as that of the applicant. On closer inspection, however, several houses appear to have modifications similar to those sought by the applicant. Since this neighborhood is populated by families, the third bathroom is a desirable and appropriate addition. The den would also be more valuable as a study/den than a laundryroom/workroom. This appears to be typical for several homes in the neighborhood.

Further many houses have blocked the entry to their carport altogether and 2 or 3 cars are usually parked in the area between the carport and the street. The carport is then used for some other use such as a patio or garden sitting area. Though no poll of the adjacent residents was taken prior to this submittal, it is assumed that many houses are occupied by families with more than one child, and that a 3rd bathroom and additional bedrooms would be, and in some cases seemingly are a welcome addition to this house plan.

Limiting the size of the occupant's family is a demand of the smaller 1-2 bathroom plans, limiting the economic value of the house.

Because other adjacent properties already enjoy the benefit of expanded habitable floor area and are quite content to park outside the carport area, with no objection from other residents in the area, no detriment to the surrounding neighborhood is anticipated.

Project Address:

267 Eureka Court
Sunnyvale, CA 94085

(Feb. 24th, 2004)**Sunnyvale Variance Justifications**

Justifications must be submitted by the applicant with all Variance applications.
Use this sheet or a separate sheet of paper to complete all of the three statements below.

In granting a variance, all of the following justifications must be made by the Planning Commission or the Administrative Hearing Officer:

19.84.050 Findings**a) A Variance from the requirements of this title, except for the height of a ground sign, shall be approved only upon a showing by the applicant that:**

1) Because of exceptional or extraordinary circumstances or conditions applicable to the property, or use, including size, shape, topography, location or surroundings, the strict application of the ordinance is found to deprive the property owner of privileges enjoyed by other properties in the vicinity and within the same zoning district.

Answer:

The strict application of the ordinance is found to deprive me of privileges enjoyed by other properties in the vicinity and within the same zoning district.

I bought the property at 267 Eureka Court, Sunnyvale 94085 in 1997.

Since then I have seen many changes to the area and specifically to the Sunnyvale neighborhood. There have been lots of upgrades and changes to the homes to increase the value of the homes. That means not only changing visual aspects, such as new windows and landscaping, but also increasing the living space or square footage to the home to increase its value.

I made the following changes to the home several years ago, so that I might enjoy the privileges that others were enjoying

- 1) I made the laundry room into a little tv room space and added a bathroom. I did this within the confines of existing covered space and walls. I moved the washer and dryer under the carport.
- 2) I closed in the patio area to add a small study.

My primary purpose several years ago was to have roommates who would help me with my mortgage payments. As a single person in Silicon Valley, it's practically impossible to make mortgage payments. My roommates were a perfect solution to my problem.

With two roommates, there were indeed 3 cars to the house, with two in the driveway and one on the street. Yes, I will always need one space in the street as a the two car driveway

spaces are not sufficient. However, even if a family was living at the property, you would need 3 spaces, with both adults having a car and a teenage kid with a car. That's the make-up of today's American family.

If you were to look at the street over the last couple of years and the amount of the cars on the street, you will see that I'm not the only one who uses the street for additional parking. On average, the households in my neighborhood have 3 cars.

It's difficult to be excluded if in fact I'm asking for the same privileges that other homeowners enjoy, the privilege of improving their home and the privilege of parking on the street.

In addition, homes have indeed increased in square footage both through renovations to older homes and new construction. These homes do not have 2-3 covered parking spaces either.

There are three homes on my two blocks alone that do not have 2-3 spaces even though they have additional square footage. These are:

- 1) 297 Eureka Court
- 2) 231 Eureka Court
- 3) 248 Eureka Court

Please look at these properties.

Also please take a look at the following properties on San Diego, which is the cross street to Eureka Court

- 1) 640 San Diego
- 2) 622 San Diego

Also please take a look at the property at 626 Borregas, which also has a closed in space in the carport without 2-3 covered parking spaces.

In conclusion, I as a property owner would be deprived of privileges that other property owners in the vicinity are currently enjoying.

Please also see the following homes on Santa Gioleta.

- 1) 626
- 2) 661
- 3) 667
- 4) 675
- 5) 676
- 6) 662

2) The granting of the Variance will not be materially detrimental to the public welfare or injurious to the property, improvements or uses within the immediate vicinity and within the same zoning district.

Answer:

The Variance will not be detrimental to my neighbors or my vicinity. I'm not encroaching on my neighbor's space. I'm within my limitations of space between the fence and the neighbor.

On the contrary, the home improvements and variance approval will increase the property value, as such increase the value of other properties as well as the value of the neighborhood.

3) Upon granting of the Variance the intent and purpose of the ordinance will still be served and the recipient of the Variance will not be granted special privileges not enjoyed by other surrounding property owners within the same zoning district.

Answer:

I'm not receiving special privileges that other homeowners are not already enjoying in the same neighborhood.

- a) additional living space
- b) additional parking

I request that you take a look at the properties and the neighborhood before you reach your decision.

Thank you very much for your consideration.

Regards,


Donata Makuta

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Today's Date: Feb. 24th, 2004